

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

SEPTEMBER 17, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:35 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Steve Lichtenfeld, Aldermanic Representative
Debbie Igielnik
Scott Wilson
Marc Lopata

Absent:

Michael A. Schoedel, City Manager
Jim Liberman

Also Present:

Steve Askins, Building Official
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – REGULAR MEETING OF SEPTEMBER 4, 2007

The minutes of the regular meeting of September 4, 2007 were presented for approval. The minutes were approved, after having been previously distributed to each individual member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – 3-CAR DETACHED GARAGE – 8023 CRESCENT (CONTINUED)

Peter Conant, project architect, and Sandy Stoner, owner, were in attendance at the meeting.

Jason Jaggi explained that this is continued consideration of the site plan for the construction of a 1 ½ story, 3-car detached garage containing a second living unit on the upper floor. At the August 20, 2007 meeting, the Plan Commission voted to table this request so that the applicant could review the proposed improvements with the property owners at 8021 Crescent (Lili and Jerome Sacher). On September 4, 2007, the applicant submitted a signed

letter by the owners of 8021 Crescent indicating their approval for the improvements to be made on their property. Staff has reviewed the letter and finds it satisfactory to forward this request to the Plan Commission for further consideration. In addition to the letter from the neighbor, the applicant has furnished a letter by a civil engineer who has reviewed the storm water plans. The applicant has not proposed any changes to the site plan from the previous submittal. Jason further explained that the plans indicate that the unit will provide independent living facilities with a living room, bedroom, a small kitchen and a full bathroom. Access to the second unit is via a doorway on the front of the garage. According to the revised plans, the total square footage of the structure measures 1,394 square feet with the second unit measuring 611 square feet. The plans indicate the height to be 19' 9" from existing grade to the peak of the roof. Staff estimates the height as required by the Zoning Ordinance using the mean roof peak height from existing grade to be approximately 14-feet. Staff believes the detached garage/second unit meets the Zoning Ordinance requirements for accessory structures in that it is at least five feet away from the rear and side property lines. The Zoning Ordinance requires total lot impervious coverage not to exceed 55% for single family residences. In addition, second unit structures cannot occupy more than 35% of the rear yard area. The plans indicate that impervious coverage with the detached garage/second unit will be 54.7% and will occupy 30.9% of the rear yard area. The impervious coverage calculation includes a rear deck. The new plans provide contour information for the entire property and the immediate surrounding areas. The plans indicate that the driveway will be re-graded to match the level of the neighboring driveway. This re-grading will require some work to be made on a small portion of the neighbor's property at 8021 Crescent. A letter indicating the owner's permission for the work has been obtained. The revised plans show a modular block retaining wall on the west side of the rear driveway to mitigate the change in grade. Since a storm sewer is not located in the vicinity of this property, the applicant is proposing to pipe all downspouts from the detached garage, three downspouts from the house, and the driveway trench drain to an outlet in the front yard. A pop-up emitter is not specified. The plans indicate that a 6-inch pipe will be used to collect the storm water from the downspouts. To assist in controlling the runoff from this pipe, the plans show re-grading in the front yard which will create a shallow depression on the southeast corner of the lot. Landscaping for this area is not proposed. A new trash enclosure is proposed on the west side of the garage and screened with wood fence. The HVAC unit serving the second unit will be placed on the northeast corner of the lot, approximately 5-feet away from the property line. The HVAC unit is proposed to be screened with plants; however, staff is of the opinion that additional screening on the north side should be included. One 12-inch deciduous tree will be removed to accommodate the new structure. The revised plans show caliper inch replacement with five 2-inch Dogwood trees and one, 2-inch Pin Oak. Jason indicated that staff is of the opinion that the proposed three-car detached/garage second unit meets the provisions of the Zoning Ordinance in terms of setbacks, impervious coverage, and rear yard coverage. Re-grading of the back yard and the southeast corner of the front yard is proposed to mitigate storm water. While a storm sewer is not available, staff believes the applicant has mitigated the impact to adjacent properties by collecting the runoff and directing it to the front yard and eventually to the street. Staff would prefer that the pipe include a pop-up emitter. In addition, staff believes that the HVAC unit should also be screened with additional plants on the north side and therefore, recommends approval of the site plan with the following conditions:

1. That the pipe collecting storm water from the downspouts and trench drain include a pop-up emitter; and

2. That a revised landscape plan be submitted providing additional plant material to screen the garage HVAC unit.

Mr. Conant presented a site plan to the members. He indicated the owner's willingness to provide a pop-up emitter and additional screening for the HVAC unit. He stated that the rear yard wall will be changed to a Belgard material.

Chairman Sanger stated that he believes the City would have no objection to the use of Belgard versus versa-lok.

Mr. Conant indicated that he believes that the owners to the northeast now realize that the grade will be hitting the building at a higher level. He stated he also believes there were concerns regarding the regarding at the rear corner.

Chairman Sanger asked if the yard will now meet at the neighbor's driveway.

Mr. Conant replied "yes". He stated that the drainage issues have been explained to the neighbors and that they are comfortable with the drainage plan.

Chairman Sanger asked if the neighbor's driveway will be lowered.

Mr. Conant replied "yes".

Steve Lichtenfeld asked if there will be a ridge and a valley with regard to storm water drainage.

Mr. Conant replied "yes, in essence".

Marc Lopata asked if an additional inspection will be necessary based on the concerns regarding the driveway drainage.

Chairman Sanger indicated that the drainage will be inspected by the building inspector.

Marc Lopata referred to a previous memorandum which indicated that an accessory structure cannot occupy more than 30% of the rear yard area; however, this memo states no more than 35%. He asked which percentage is accurate.

Jason Jaggi stated that 35% is accurate.

A discussion regarding contours ensued. Mr. Conant indicated that the dashed lines are not the contour lines.

Marc Lopata asked if the dirt will be stabilized.

Mr. Conant stated he does not believe this will be necessary.

Marc Lopata asked if staff's recommendation for additional screening for the HVAC condenser is for the north side.

Jason Jaggi replied “yes”.

Steve Lichtenfeld asked if special plantings will be needed at the front yard bubbler.

Jason Jaggi indicated that it is not designed to be a rain garden and will not function as such.

Mr. Conant stated that if it is needed, the perforated PVC piping could be placed in gravel.

Steve Lichtenfeld asked if the PVC pipe is already installed.

Mr. Conant replied “no”.

Ms. Stoner indicated that there is drain tile there.

Mr. Charles Pohle, 8024 Watkins, referred to a document he received back in July from Catherine Powers that states that no more than 30% of the rear yard area can be occupied by an accessory structure.

Jason Jaggi presented to Mr. Pohle the current Zoning Ordinance which states that no more than 35% of the rear yard area can be occupied by an accessory structure.

Mr. Carl Pohle, Mr. Charles Pohle’s son, asked if six foot of soil will be enough to support his parents’ yard.

Chairman Sanger advised Mr. Pohle that the situation has been like that for many years and that this should be an improvement over the current situation.

Mr. Conant indicated that the foundation wall will help prevent settling.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations (outlined above). The motion was seconded by Debbie Igielnik and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Jason Jaggi explained that at the August 20, 2007 meeting, the Architectural Review Board approved the Belgard Celtik front yard retaining wall. The architectural review for the detached garage/second unit was tabled due to site plan issues. The applicant has not proposed any changes since the August 20th meeting. Jason stated that the proposed structure will be brick to match the primary residence. The roof will be asphalt shingles, gray in color to match the main residence. The garage door will be white panel with divided lights. The windows are proposed to be double-hung to match existing, white in color. The exterior material for the front and rear facing dormers will be fiber-cement siding. The plans show that the length of the rear dormer has been reduced from the original submission. Furthermore, the rear elevation has additional windows and shutters on two of the windows. The percentage of siding has not been provided; however, given the

reduction in length and the inclusion of additional windows, staff believes that the amount of siding is acceptable and recommends approval as submitted.

Mr. Conant presented elevations to the members. He stated that Hardie Board siding will be used for the eaves versus masonry.

Chairman Sanger asked Mr. Conant if material samples were brought to the meeting.

Mr. Conant replied “no”. He stated samples were brought to the first meeting.

Ms. Stoner indicated that the contractor was sick and could not attend this meeting.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve with the condition that staff approve the materials. The motion was seconded by Scott Wilson and unanimously approved by the Board.

PUBLIC ART – 153 CARONDELET PLAZA (THE CRESCENT)

Ms. Faith Berger, art consultant and Mr. Mark Mehlman, project developer, were in attendance at the meeting.

Jason Jaggi explained that the approval for The Crescent Planned Unit Development required that public art be provided. The sculpture, Uzamaki #6 by Gerard Tsutakawa, will be a 10-foot high curved piece made of bronze with a patina finish. The color of the bronze will be dark brown with gold tones on the interior. Lighting will be from halogen lamps placed above the sculpture which will accent the shadow lines. The sculpture includes an 18-inch high limestone base. The plans show the piece to be placed in front of the routed Crescent logo on the front building façade. While not shown on the plans to be removed, staff has spoken with the developer and he indicates that the wall logo will be removed so as not to detract from the art piece. Protocol for the approval of public art is for the Art Commission to review and make a recommendation to the Architectural Review Board. The Art Commission has reviewed the sculpture and recommends approval (see attached letter). Jason indicated that staff is of the opinion that the general location and design of the piece will compliment the building and its environs; however, staff has a few minor concerns with the proposal. As previously indicated, the routed Crescent logo shown on the plans should be eliminated so that it will not conflict with the sculpture. Additionally, the plans show that the sculpture base may project into the sidewalk area. While the projection is minor, staff is of the opinion that the sculpture base should not project past the soffit line (as depicted on the site plan) to allow maximum pedestrian clearance. Staff recommends approval of the public art sculpture with the following conditions:

1. That the Crescent logo on the façade as shown on the plans be removed.
2. That the placement of the sculpture base not be placed further into the sidewalk than the soffit line as shown on the public art site plan.

Ms. Berger indicated that after a vigorous search, the Uzamaki #6 by Gerard Tsutakawa was selected. She believes this sculpture will be the perfect compliment to the building. She stated it will be pulled back to line up with the soffit and that the Crescent logo will be placed overhead at the entrance. She stated the Lumiere lighting (710 Coronado) will be placed above the sculpture on either side and project in a criss-cross manner down over the sculpture, which will have a “floating” effect.

Steve Lichtenfeld asked if the piece will touch the base at three points.

Ms. Berger replied “yes”. She stated it will not weigh over 1,000 lbs. She presented a Photoshop image of the sculpture, more accurately reflecting the sculpture’s shape, stating that they do not want a “spidery” effect.

Chairman Sanger asked if the bronze will change color over time.

Ms. Berger replied “no”. She indicated that the sculpture will have a 10-layer wax finish that will need maintenance one to two times per year. She stated with the multiple layers of wax, the sculpture will be very difficult to mar.

Marc Lopata asked if LED spotlights were considered.

Ms. Berger stated that they have looked at a few options, including halogen. She stated she is not a lighting expert, but knows that they will be on a dimmer; they want the sculpture to glow at night.

Marc Lopata suggested the use of LED lighting as this type of lighting uses less electricity and has a longer life. He asked how the sculpture will be attached to the base.

Ms. Berger indicated that there will be a mechanism that comes up from underneath that will fasten the sculpture to the base in two places.

Marc Lopata voiced his concern with stressing the concrete.

Chairman Sanger asked if there will be an identification plate.

Ms. Berger stated that issue has not yet been discussed, but she is sure there will be an identification plate.

Steve Lichtenfeld asked about the artist’s signature.

Ms. Berger indicated that the artist’s signature will be kept understated, but they want the artist noted.

Scott Wilson asked the height of the pedestal.

Ms. Berger replied “18 inches”.

Kevin O'Keefe noted that in the submitted documents, in one location it mentions #6 and in another, mentions #7. He asked which is correct.

Ms. Berger stated that the reference to #7 was a typographical error; it is #6.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Debbie Igielnik and unanimously approved by the Board.

Ms. Berger informed the members that the sculpture will be installed on or around September 1, 2008.

Marc Lopata commented that he believes that the garage at 8023 Crescent will be precedent setting, as there are none others like it in the area.

Marc Lopata stated with regard to residential LEED, that core and shell certification should be required.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:15 p.m.

Recording Secretary